

**Certificate of Notice Page 1 of 2**  
 United States Bankruptcy Court  
 Eastern District of Pennsylvania

In re:  
 Lynette Downey  
 Debtor

Case No. 16-13796-ref  
 Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0313-4

User: Keith  
 Form ID: pdf900

Page 1 of 1  
 Total Noticed: 3

Date Rcvd: Mar 29, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 31, 2019.

db +Lynette Downey, 32 Pinehurst Court, Reading, PA 19607-3408  
 cr +M&T Bank, Stern & Eisenberg, PC, 1581 Main Street, Suite 200, Warrington, PA 18976-3403

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
 cr E-mail/PDF: rmscedi@recoverycorp.com Mar 30 2019 02:40:31 The Bureaus, Inc.,  
 c/o Recovery Management Systems Corporat, 25 SE 2nd Avenue, Suite 1120,  
 Miami, FL 33131-1605

TOTAL: 1

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Mar 31, 2019

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 29, 2019 at the address(es) listed below:

BRENNA HOPE MENDELSON on behalf of Debtor Lynette Downey tobykmendelson@comcast.net  
 CHRISTOPHER M. MCMONAGLE on behalf of Creditor M&T Bank cmcmmonagle@sterneisenberg.com,  
 bkecf@sterneisenberg.com  
 JOSHUA ISAAC GOLDMAN on behalf of Creditor U.S. Bank National Association  
 bkgroup@kmlawgroup.com, bkgroup@kmlawgroup.com  
 KEVIN G. MCDONALD on behalf of Creditor U.S. Bank National Association bkgroup@kmlawgroup.com  
 LEON P. HALLER on behalf of Creditor U.S. Bank National Association lhaller@pkh.com,  
 dmaurer@pkh.com;mgutshall@pkh.com  
 LISA MARIE CIOTTI on behalf of Trustee FREDERICK L. REIGLE ecfmail@fredreiglechl3.com,  
 ecf\_frpa@trusteel3.com  
 SCOTT WATERMAN ECFmail@fredreiglechl3.com, ECF\_FRPA@Trusteel3.com  
 United States Trustee USTPRegion03.PH.ECF@usdoj.gov  
 WILLIAM EDWARD MILLER on behalf of Creditor M&T Bank wmiller@sterneisenberg.com,  
 bkecf@sterneisenberg.com

TOTAL: 9

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Lynette Downey

Debtor

U.S. Bank National Association (Trustee for the  
Pennsylvania Housing Finance Agency,  
pursuant to a Trust Indenture dated as of April 1,  
1982)

v.

Lynette Downey

and

Scott Waterman Esq.

Trustee

Chapter 13

NO. 16-13796 REF

**ORDER**

AND NOW, this            day of            , 2019 upon the filing of a Certification of Default by the  
Moving Party in accordance with the Stipulation of the parties approved on October 22, 2018 it is ORDERED  
AND DECREED that:

The Automatic Stay of all proceedings, as provided under 11 U.S.C. Sections 362 and 1301 of the  
Bankruptcy Reform Act of 1978 (The Code) 11 U.S.C. 11 U.S.C. Sections 362 and 1301 (if applicable), is  
modified to allow U.S. Bank National Association (Trustee for the Pennsylvania Housing Finance Agency,  
pursuant to a Trust Indenture dated as of April 1, 1982) and its successor in title to proceed with its state court  
remedies regarding the premises 32 Pinehurst Court Reading, PA 19607.

**Date: March 29, 2019**



United States Bankruptcy Judge.

cc: See attached service list